

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	29			
Program Progress:							
% of Funds Committed	99.34 %	94.20 %	3	92.07 %	99	98	
% of Funds Disbursed	93.85 %	88.43 %	6	84.14 %	94	94	
Leveraging Ratio for Rental Activities	3.2	4.94	21	4.79	32	36	
% of Completed Rental Disbursements to All Rental Commitments***	93.43 %	89.53 %	17	81.45 %	50	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.89 %	70.82 %	15	69.74 %	62	59	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.62 %	81.97 %	25	80.97 %	14	17	
% of 0-30% AMI Renters to All Renters***	18.88 %	36.57 %	24	45.50 %	5	9	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.81 %	98.44 %	25	95.55 %	22	24	
Overall Ranking:			In State:	18 / 29	Nationally:	36	42
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,151	\$19,562		\$26,831	339 Units	49.10 %	
Homebuyer Unit	\$10,047	\$16,300		\$15,029	337 Units	48.80 %	
Homeowner-Rehab Unit	\$11,194	\$16,079		\$20,806	15 Units	2.20 %	
TBRA Unit	\$0	\$6,001		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$76,329	\$2,989	\$12,899
State:*	\$99,408	\$40,106	\$16,286
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	4.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	36.5	52.4	46.7	0.0	Single/Non-Elderly:	30.2	22.9	6.7	0.0
Black/African American:	56.6	27.4	53.3	0.0	Elderly:	34.0	0.9	46.7	0.0
Asian:	0.0	0.6	0.0	0.0	Related/Single Parent:	23.9	46.1	20.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	6.9	24.7	26.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.1	5.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.9	0.0	0.0					
Asian/Pacific Islander:	0.3	0.9	0.0	0.0					
ETHNICITY:									
Hispanic	6.3	17.6	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.8	22.3	40.0	0.0	Section 8:	40.3	0.0 [#]		
2 Persons:	21.4	28.9	20.0	0.0	HOME TBRA:	0.3			
3 Persons:	13.8	16.7	13.3	0.0	Other:	8.2			
4 Persons:	6.3	20.5	26.7	0.0	No Assistance:	50.6			
5 Persons:	2.2	7.1	0.0	0.0					
6 Persons:	1.6	3.0	0.0	0.0					
7 Persons:	0.0	0.9	0.0	0.0					
8 or more Persons:	0.3	0.6	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				48

* The State average includes all local and the State PJs within that state

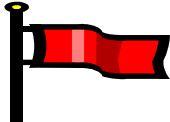
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester County State: PA Group Rank: 36
 (Percentile)
 State Rank: 18 / 29 PJs Overall Rank: 42
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	93.43	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	78.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.62	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	93.81	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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